

MINUTES
PLANNING AND ZONING COMMISSION
APRIL 15, 2025

Item A: Call to Order and Announce that a Quorum is Present

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair Karen Locke at 6:30 p.m. on Tuesday, April 15, 2025, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair – Karen Locke, Vice-Chair Erum Ali, Joshua Peterson, Francisca Al-waely, Jack Tidwell, Rick Lewellen, Ainsley Stelling.

Members absent: none

Staff members present: Richard E. Luedke, Planning Director; Michele Berry, Planning Manager; Lauren Cook, Planner I; Patty Dominguez, Senior Planning Technician.

8. Public Hearing: Consideration of a Zone Change Request Amending Ordinance No. 0428-22-ZON to Amend the Planned Development Concept Plan set Forth in Exhibit 5B The Realm Subdistrict Concept Plan Thereto for 3.459 Acres Located South of the Intersection of Essex Boulevard and Parker Road (FM 544), Legally Described as Castle Hills H3, Lot 2, Block A, as Requested by Patricia Fant, of McAdams, on Behalf of Eric Stanley, of Breco Lands CH LLC, the Property Owner. (Case No. 24-04-2-PZ)

Michele Berry, Planning Manager, gave a brief overview and staff's recommendation. The proposed amendment involves changing the layout from multiple smaller buildings to a single, larger mixed-use building with retail/restaurant space on the ground floor and residential units above. Eric Stanley with Bright Development was present and available for questions. Staff addressed question from Commissioner Stelling regarding requirements for a traffic light at Essex and FM 544. Commissioner Stelling stated she does not agree that this is the proper location for multifamily and expressed concerns with traffic. She would prefer to see retail here. Staff also addressed questions from Commissioner Ali and Al-waely regarding the proposed amendments to the concept plan and allowed uses within the General Business Two zoning district. Commissioner Ali asked if any calls or emails from the community were received. Staff confirmed receiving about four phone calls inquiring about this request and stating probable opposition of which two were clearly opposed. Staff also clarified that a neighborhood community meeting was held on February 5, 2025 and that about twenty-five residents were in attendance. All the residents live to the north side. Staff also addressed a question regarding a screening wall. Chair Locke opened the public hearing. Chair Locke read the following names and stated they are in opposition:

Allen S Ralph, 3716 Sir Kelly St, Lewisville, TX 75056
Phil Smiley 401 Crown of Gold, Lewisville, TX 75056
Rick Vidal, 2801 Hundred Knights Dr, Lewisville, TX 75056
Susan Vidal, 2801 Hundred Knights Dr, Lewisville, TX 75056
Bill Priest, 2524 Lady Amide Ln, Lewisville, TX 75056

Georgia Smiley, 401 Crown of Gold Dr, Lewisville, TX 75056

Eric Stanley with Bright Development, 901 Carlisle Dr, Lewisville, TX 75056 spoke in support and provided clarification on the planned development concept plan.

Justin Birchmeier, 401 Grail Castle, Lewisville, TX spoke in opposition to a five-story building and expressed privacy concerns. He also stated he did not get notice of this request.

Rick Vidal, 2801 Hundred Knights Dr, Lewisville, TX spoke in opposition stating he was not notified of the meeting with the developer, nor this meeting. Also stating that a five-story building is not acceptable.

Georgia Smiley, 401 Crown of Gold Dr, Lewisville, TX spoke in opposition stating this request was previously denied and questioned why this proposal was being discussed again. She stated she did not receive notice of this request and further stated that a five-story building is not appropriate for the area.

Staff addressed questions made by the Commissioners regarding distance requirements for notices.

Eric Stanley with Bright Development clarified his staff mailed out notices to property owners on the mailing list provided by the city.

Phil Smiley, 401 Crown of Gold, Lewisville, TX 75056 with The Reserve HOA spoke in opposition. He stated the HOA owns the streets and sidewalks but not the residents. He further stated that the HOA is not responsible for notifying the residents; the developer was. Apartment complexes in The Realm are not close to residential areas but are near commercial buildings. He believes the proposed building will negatively affect property values in The Reserve.

Justin Birchmeier, 401 Grail Castle, Lewisville, TX spoke again stating he, like other neighbors, were not notified about the proposal, and expresses concern that the meeting about the proposal was only announced to residents on the north side of the development. The proposed building will be even taller than 60 feet for existing residents because the road has been raised. He further stated that the height of the building will remove privacy for residents.

Elliott Lester, 3908 Lucan Ln, Lewisville, TX expressed concerns about pedestrian safety, as there are areas without sidewalks. He believes that traffic control devices, such as a traffic light on Essex and stop signs or crosswalks on Woodhaven, will be needed due to increased development.

Georgia Smiley, 401 Crown of Gold Dr, Lewisville, TX spoke again expressing concerns about traffic and the last traffic study done in the area.

Eric Stanley with Bright Development spoke and clarified that a new traffic study is underway.

Rick Vidal, 2801 Hundred Knights Dr, Lewisville, TX spoke again opposed to multi-family adjacent to single-family homes. He reiterates that the Commission and City Council previously denied the proposal and that the problems and issues remain the same.

Georgia Smiley, 401 Crown of Gold Dr, Lewisville, TX spoke again in opposition she is confused as to why the proposal is being discussed again, since it was previously denied, and she believes that nothing has significantly changed.

Commissioner Al-waely thanked everyone who came out to speak. Al-waely uses the Rotary Four-Way Test (truth, fairness, goodwill, and benefit to all) in her decision-making process, stating she cannot recommend approval of the zone change. Commissioner Ali agrees with Al-waely and does not agree this site is appropriate for multi-family. Staff addressed questions from Commissioner Peterson and Lewellen regarding the height of the building on the current concept plan stating there is no limit. Commissioner Stelling is also opposed to multi-family at this site. With no one else indicating a desire to speak, the public hearing was then closed. A motion was made by Francisca Al-waely to recommend disapproval of the zone change concept plan amendment as presented, seconded by Ainsley Stelling. The motion passed (4-3). Commissioners Joshua Peterson, Rick Lewellen and Karen Locke voting "no". Richard E. Luedke, Planning Director, stated that the item would appear before the City Council on May 5, 2025, at 7:00 p.m. for a second public hearing and a final decision.

Item F: Adjournment

A motion was made by Joshua Peterson to adjourn the Planning and Zoning Commission meeting. The motion was seconded by Erum Ali. The motion passed unanimously (7-0). There being no other business to discuss, the Planning and Zoning Commission meeting was adjourned at 8:17 p.m.

These minutes will be approved by the Planning and Zoning Commission at the next scheduled meeting.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

Karen Locke, Chair
Planning and Zoning Commission